
Site Address:	7 Meadow Rise, Waterlooville, PO8 9AB		
Proposal:	Single storey front extension.		
Application No:	APP/20/00024	Expiry Date:	06/03/2020
Applicant:	Mr & Mrs Cornwell		
Agent:	Mr M Moyse	Case Officer:	Joseph Toole
	Martin Moyse MRICS		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Meadow Rise, Waterlooville, is on the western side of Meadow Rise. Vehicular access is from Meadow Rise with parking to the side with a detached garage. The application site is a bungalow comprising of yellow brick, cream render and brown roof tiles. There is 1 metre staggered fencing around the front and side of the property with some patches of hedging.

The property is within a residential area with a mix of properties which vary in size, scale, massing and design.

2 Planning History

99/64604/000 - Single storey side extensions to east elevation, PERM,22/10/1999
07/64604/001 - Retention of fence (height 1.83m max) fronting Meadow Rise and Cotwell Avenue., REF,14/03/2008

3 Proposal

Single storey front extension.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

No Comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development would involve a single storey front extension. It would have a pitched roof at the same angle as the existing lounge and dining room. The proposed front extension would have a width of approximately 4.1 metres, a depth of approximately 3.4 metres and a maximum height of approximately 4 metres. There would also be a construction of a hall area which would be set back approximately 0.9 metres from the front of the property with a width of approximately 1 metre and depth of approximately 2.5 metres. It is noted the proposed development would not extend further out than the existing front wall, nor would it exceed the height of the existing roof ridge.

7.4 The proposed front extension would match the existing property in terms of brickwork and tiles with felt. This would be in keeping with the context of the main building.

- 7.5 The proposed development would be subservient to the host dwelling. It is considered that an extension of this scale is appropriate in terms of the size of the plot and retained amenity space.
- 7.6 When assessing the character of the area it was noted that lots of properties within the streetscene have front single storey features. This it is considered that the proposed development would be inkeeping with the character of the area.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 The proposed development would be visible from the public realm. On the front of the proposed extension there would be a door and a window. This would not overlook any private amenity space as it would face the front gardens of the properties opposite and the public highway. There are no side windows proposed on this application.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 The proposal would continue to be a 3 bedroom property therefore 3 car parking spaces are required as set out in Havant Borough Car Parking SPD. There is sufficient car parking on the site to accommodate 3 car parking spaces and therefore accords with the Havant Borough Car Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00024

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the

Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan / Proposed Plans and Elevations

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.